

What is claimed is:

1. (Currently Amended) A storage medium containing a database of property related information that, when accessed by a computer, can enable a user to perform a number
5 of property-related queries, the database comprising:
records on a substantial portion of every residential property in a defined geographic region that is offered for sale, wherein each entry of the property database includes;
~~an identifying field identifying a specific property, and~~
an automated valuation field containing an AVM produced value of the identified
10 property.
2. (Currently Amended) The storage medium of claim 1, wherein the storage medium includes records on a majority of every residential property in a defined geographic region that is offered for sale, wherein each entry of the property database
15 includes an automated valuation field containing an AVM produced value of the identified property.
3. (Currently Amended) The storage medium of claim 2, wherein the storage medium includes records on substantially all residential properties in a defined geographic
20 region that are offered for sale an automated valuation field containing an AVM produced value of the identified property.
4. (Currently Amended) The storage medium ~~of claim 2, wherein at least one AVM value is produced using relative spatial information having a resolution of at least~~
25 ~~one hundred meters.~~ of claim 1, wherein each AVM value is not a value generated for tax purposes.
5. (Original) The storage medium of claim 4, wherein at least one AVM value

is produced using relative spatial information having a resolution of at least ten meters, and wherein the spatial information includes position data of at least two properties produced by a survey.

5 6. (Original) The storage medium of claim 4, wherein the position data of the properties is derived using either of a GPS survey or a GIS.

 7. (Original) The storage medium of claim 1, wherein the defined geographic region includes one of (1) at least two adjacent counties or parishes, (2) at least 25% of a
10 state or province, or (3) at least two neighboring cities.

 8. (Currently Amended) The storage medium of claim 7, ~~wherein the database further includes indicators indicating substantially all known properties that are offered for sale within the defined geographic region.~~ wherein the defined geographic region includes
15 an entire state of the United States.

 9. (Original) The storage medium of claim 8 ~~offering wherein the database further includes a price for each property offered for sale within the defined geographic region.~~ wherein the defined geographic region includes a region of the United States
20 encompassing a plurality of contiguous states.

 10. (Original) An apparatus for creating and maintaining a database containing information relating to residential properties, comprising:

 an AVM device configured to receive information relating to at least a majority of
25 every known property within a defined geographical region that is currently offered for sale;

 wherein the AVM device is configured to perform an AVM operation on each property to produce an AVM value for each property; and

wherein the AVM device is further configured to create an AVM database containing entries of a plurality of the AVM values.

11. (Original) The apparatus of claim 10, wherein the AVM device is further
5 configured to create an AVM database containing entries of substantially all of the AVM values.

12. (Original) The apparatus of claim 11, wherein the AVM device is further
configured to create an AVM database containing entries of all of the AVM values.

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13. (Original) The apparatus of claim 10, wherein the AVM device is also
configured property to produce one or more AVM confidence indicators, then store the one
or more AVM confidence indicators in the AVM database.

14. (Original) The apparatus of claim 10, wherein an AVM device configured to
15 receive information relating to substantially every known property within the defined
geographical region, produce an AVM value for each property and store the produced
AVM values in the AVM database.

15. (Currently Amended) An apparatus for creating and maintaining a database
20 containing information relating to residential properties, comprising:

an AVM device configured to receive information relating to a residential property
offered for sale in a defined geographical region, the first property having a first offering
price;

25 wherein the AVM device is configured to perform an AVM operation on the first
property to produce a first AVM value for the first property;

wherein the AVM device is further configured to update the AVM database using
the first AVM value; and

where the AVM database contains entries of a plurality of the AVM values relating to other properties within the geographical region.

16. (Original) The apparatus of claim 15, where the AVM database contains
5 entries of AVM values relating to substantially all residential properties within the geographical region.

17. (Original) The apparatus of claim 16, wherein the AVM device is further
configured to replace an existing AVM entry with the first AVM entry.

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18. (Original) The apparatus of claim 16, wherein the AVM device is further
configured to update one or more second properties that are identified to be affected by the
sale of the first property.

19. (Original) The apparatus of claim 18, wherein the AVM device configured
15 to update the one or more second properties in response to the sale of the first property.

20. (Original) The apparatus of claim 18, wherein at least one of the one or more
second properties includes a neighboring property.

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21. (Original) The apparatus of claim 18, wherein at least one of the one or more
second properties includes a property having comparable structural features.

22. (Original) The apparatus of claim 15, wherein the AVM device is
25 configured to automatically update properties on a periodic basis.

23. (Original) The apparatus of claim 22, wherein the AVM device is
configured to automatically update the AVM value for an individual property on a periodic

basis.

24. (Original) The apparatus of claim 22, wherein the AVM device is configured to automatically update the AVM values for regions of properties on a periodic basis.

25. (Original) The apparatus of claim 22, wherein the AVM device is configured to update AVM values for regions of properties based on a user command..

26. (Original) The apparatus of claim 22, wherein the AVM device is configured to update the AVM value for an individual property based on a user command.

27. (Original) A storage medium containing sets of instructions that, when accessed by a computer, can enable a user to perform a number of property-related queries, the storage medium comprising:

a first set of instructions for receiving records on substantially every residential property in a defined geographic region offered for sale; and

a second set of instructions for producing an AVM value for each property for which records are received.

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28. (Original) The storage medium of claim 27, further comprising:

a third set of instructions for entering each produced AVM value in an AVM database.

29. (Original) The storage medium of claim 28, where the AVM database contains entries of AVM values relating to substantially all residential properties within the geographical region.

30. (Original) A storage medium containing sets of instructions that, when accessed by a computer, can enable a user to perform a number of property-related queries, the storage medium comprising:

5 a first set of instructions for updating an AVM database, including updating a first AVM value for at least one residential property offered for sale in a defined geographic region.

31. (Original) The storage medium of claim 30, further comprising a second set of instructions for receiving information relating to a sale of a second residential property
10 within defined the geographic region, and wherein the first set of instructions are configured to update AVM values based upon a sale price of the second property.

32. (Original) The storage medium of claim 31, wherein the first set of instructions are configured to update the AVM values based upon value received for the
15 second property not reflected in the sale price.

33. (Original) The storage medium of claim 31, wherein the first set of instructions are configured to automatically update AVM values automatically on a periodic basis.
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34. (Original) The storage medium of claim 33, wherein the first set of instructions are configured to update AVM values for individual properties automatically on a periodic basis.

25 35. (Original) The storage medium of claim 33, wherein the first set of instructions are configured to update AVM values for regions of properties on a periodic basis.

36. (Original) The storage medium of claim 30, wherein the first set of instructions are configured to update AVM values for regions of properties based on a user command..

5 37. (Original) The storage medium of claim 30, wherein the first set of instructions are configured to update an AVM value for an individual property based on a user command..